

Victoria Avenue

Crook DL15 9DB

Chain Free £95,000

Venture
PROPERTIES









This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.









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- Two Bedroom Mid Terraced Home
- EPC Grade D
- Ground Floor Bathroom
- CHAIN FREE
- Kitchen/Diner
- Rear Enclosed Yard
- Lounge With Bay Window
- Utility Room
- Front Garden

A good sized mid-terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for first-time buyers, small families, or those looking to downsize.

As you enter, you are welcomed by a spacious lounge that features a lovely bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere. The kitchen/diner is a fantastic space for entertaining, providing ample room for family meals and gatherings with friends.

The property boasts a good-sized front garden, perfect for enjoying the outdoors or adding your personal touch with some landscaping. Being chain-free, this home presents a smooth transition for prospective buyers, making it an attractive option for those eager to move in without delay.

Additionally, the location is a significant advantage, as it is within walking distance to the town centre, where you can find a variety of shops, cafes, and local amenities. This home not only offers a comfortable living space but also the convenience of easy access to everything you need.

In summary, this two-bedroom terraced house on Victoria Avenue is a wonderful opportunity for anyone seeking a charming home in a convenient location. Don't miss the chance to make this lovely property your own.

GROUND FLOOR

Entrance Hallway
With central heating radiator and stairs rising to first floor.

Lounge
14'4" x 12'8" (4.377 x 3.866)
Having a feature fireplace, central heating radiator and upvc double glazed bay window to front.

Kitchen/Diner
14'2" x 14'2" (4.340 x 4.320)
Fitted with a range of wall and base units having contrasting work surfaces over, stainless steel sink unit with mixer tap, integrated electric oven and gas hob above, space for fridge freezer, part tiled flooring, central heating radiator stairs storage cupboard and upvc double glazed window to rear.

Utility Room
With base units having contrasting work surfaces over, plumbing for washing machine, rear entrance door ad storage cupboard.

Ground Floor Bathroom/WC
Fitted with a white suite having panelled bath, wc, wash hand basin , central heating radiator and upvc double glazed window to rear.

FIRST FLOOR

Landing

FIRST FLOOR WC
Having wash hand basin and wc.

Bedroom One
13'0" x 12'0" (3.979 x 3.667)
With fitted sliding wardrobes, central heating radiator and two upvc double glazed windows to front.

Bedroom Two
15'0" x 10'5" (4.576 x 3.192)
Having fitted sliding wardrobes housing the gas boiler, central heating radiator and upvc double glazed window to rear.

Externally
Externally to the front is an enclosed garden laid to lawn with a pathway leading up to the front entrance.
To the rear is an enclosed yard

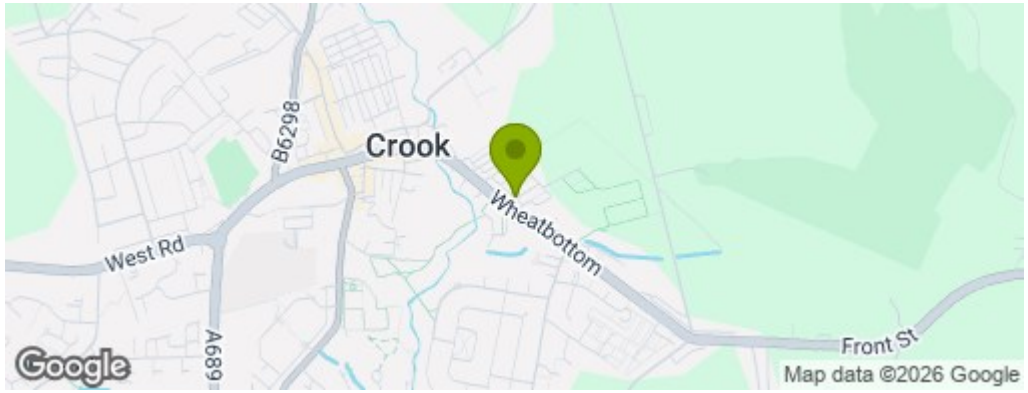
Energy Performance Certificate
To view the full Energy Performance Certificate please use the following link:
https://find-energy-certificate.service.gov.uk/energy-certificate/5114-1075-3102-0596-1602

EPC Grade D

Other General information
Tenure: Freehold
Gas and Electricity: Mains
Sewerage and water: Mains
Broadband: Ultrafast Available Highest available download speed 10000 Mbps
Highest available upload speed 10000 Mbps
Mobile Signal/coverage: We would recommend speaking to your provider
Council Tax: Durham County Council, Band: A. Annual price: £1,666.64 (Maximum 2026)
This property has been vacant for a number of months, additional council tax charges may be payable upon completion.
Energy Performance Certificate Grade D
Mining Area: This property is located in an area of historical mining works, a mining search is recommended. This can be done via a solicitor as part of Conveyancing.
Flood Risk: Very Low risk of surface water flooding, flooding from the rivers and sea

Disclaimer
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